

## ARTICLE V

**Section 1.** All dwellings and structures shall meet the requirements in the New Hampshire State Building Code.

**Section 2.** Each dwelling or mobile home shall have a minimum ground floor area of at least six hundred (600) square feet inside measurement for each family unit, provided further that minimum floor area shall be one hundred fifty (150) square feet per occupant.

**Section 3.** Occupied buildings and structures shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

**Section 4.** Sewage: All building lots with occupied dwellings and buildings in private and public use shall be equipped with a state approved septic disposal system.

**(See also Article XI Section E-6)**

**Section 5.** The roof of every building hereafter erected or recovered in part or in whole shall be covered with fire-resisting materials, except that this section shall not be construed to prohibit the use of wood shingles in repairing any roof now covered with wood shingles.

**Section 6.** All multiple unit dwellings shall conform to and shall not exceed the following limitations:

Number of Family Units	Number of Bedrooms/Family Unit
7 - 8	One
5 - 6	Two
3 - 4	Three
2	Four

**Section 7.** Reconstruction of buildings: Any structure destroyed by fire, explosion, flood, storm, or other Act of God may be rebuilt or reconstructed within one (1) year of its destruction except, that if a non-conforming use is destroyed to a degree of over fifty (50%) percent as determined by assessed valuation it must, when rebuilt, conform to the terms of this ordinance as to its construction.

**Section 8.** The construction of a small detached accessory building (one hundred (100) SQUARE FEET OR LESS) together with minor alterations and repairs and general upkeep of existing buildings shall not require a building permit.

**Section 9.** All existing structures if converted into multiple family dwelling units shall meet all requirements specified in the current zoning ordinances.

**Section 10. (Deleted 2007 – now contained in section 1 of this article)**

**Section 11.** All driveway construction, reconstruction, resurfacing, or paving where it accesses a Town right of way must have an issued permit prior to work beginning. Work completed without permit may be required to be altered or reconstructed so as to meet town Driveway Specifications.